

RAINIER BEACH HIGH SCHOOL DEPARTURES PRESENTATION



WELCOME

RAINIER BEACH HIGH SCHOOL DEPARTURES PRESENTATION



Overview

Demolish the existing high school and construct a new 291,000 SF high school with a total capacity of 1,600 students.

Construction process

Site work will begin in 2022, the project will be phased construction with the school operational on this site during construction. Final completion will be in the fall of 2025.

Design Team

Owner / Seattle Public Schools
Architect / Bassetti Architects in partnership w/ Moody Nolan
Landscape Architect / Site Workshop
Civil Engineer / AHBL
Mechanical Engineer / Metrix Engineers
Electrical Engineer / Hargis Engineers
Structural Engineer / CPL
Theater Consultant / PLA Designs
Acoustical Consultant / A3 Acoustics
Food Service / Reitano

AGENDA

- Overview of the Process
- Project Overview
- Requested Departures
 - Building Height
 - Bus Loading
 - Reader Board
 - Fence Height
 - Retaining Wall Height
- Department of Neighborhoods comment
- Committee Recommendation



OVERVIEW OF THE PROCESS

PROCESS CHANGE DUE TO COVID-19

- Seattle City Council approved legislation on Monday, April 27, 2020 to keep key projects safely moving forward at least 180 days
- The school departure recommendation process typically requires in-person public meetings, which are prohibited due to public health mandates on social distancing and limited gatherings.
- While this ordinance is in effect, DON staff will accept written public comment and the Director of Seattle Department of Neighborhoods will make a recommendation to the Seattle Department of Construction and Inspections (SDCI), taking into consideration the public's comments, in lieu of the committee holding public meetings

PURPOSE AND INTENT

- In Seattle most schools are in residential zones. Land use code does not include a “school zone”
- Renovation and additions often will not meet the underlying zoning, therefore the public schools can request exemptions, known as departures, from the land use code.
- This process is an opportunity for neighbors and the surrounding community to give the city feedback on the requested departures.
- At this time, the Department of Neighborhoods Director, taking into consideration public comment, can recommend to grant, grant with condition, or deny the requested departures.

EVALUATION CRITERIA - CONSISTENCY

(SMC 23.79.008 C.1)

Departures shall be evaluated for consistency with the general objectives and intent of the city's land use code, including the rezoning evaluation criteria in chapter 23.34 of the Seattle Municipal Code, to ensure that the proposed facility is compatible with the character of its surroundings.

EVALUATION CRITERIA - CONSISTENCY

(SMC 23.79.008.C. 1

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EVALUATION CRITERIA - RELATIONSHIP

(SMC 23.79.008.C. 1. a)

In reaching recommendations, the advisory committee shall consider and balance the interrelationship among the following factors:

Relationship To Surrounding Areas. The advisory committee shall evaluate the acceptable or necessary level of departure according to:

1. Appropriateness in relation to the **character and scale** of the surrounding area;
2. Presence of **edges** (significant setbacks, major arterials, topographic breaks, and similar features) which provide a transition in scale;
3. Location and design of structure to **reduce the appearance of bulk**;
4. Impacts on **traffic, noise, circulation, and parking** in the area;
5. Impacts on **housing and open space**. More flexibility in the development standards may be allowed if the impacts on the surrounding community are anticipated to be negligible or are reduced by mitigation; whereas, a minimal amount or no departure from development standards may be allowed if the anticipated impacts are significant and cannot be satisfactorily mitigated.

EVALUATION CRITERIA - NEED

(SMC 23.79.008.C. 1. b)

Need for Departure. The physical requirements of the specific proposal and the project's relationship to educational needs shall be balanced with the level of impacts on the surrounding area. Greater departure may be allowed for special facilities such as gymnasium, which are unique and/or an integral and necessary part of the educational process; whereas, a lesser or no departure may be granted for a facility which can be accommodated within the established development standards.

RECOMMENDATIONS

Recommendations must include consideration of the interrelationship among height, setback and landscaping standards when departures from height or setback are proposed.

PUBLIC COMMENT

Please submit any comments on the requested departures, including any mitigation measures or conditions of approval by **November 5, 2021** to:

NELSON PESIGAN
ADMINISTRATIVE STAFF ANALYST
MAJOR INSTITUTIONS & SCHOOL PROJECTS

OFFICE: 206-684-0209
FAX: 206-233-5142
SEATTLE.GOV/NEIGHBORHOODS
NELSON.PESIGAN@SEATTLE.GOV

PROJECT OVERVIEW

SITE CONTEXT

CONTEXT

The site is located in the Rainier Valley south east of downtown Seattle and is in Low Rise Zone.

Nearby neighborhood amenities include Beer Sheva Park, the Atlantic City Boat Ramp accessing Lake Washington, and the Rainier Beach Urban Farm, all of which are just east of the site across Seward Park Avenue S.

The Rainier Beach Community Center, South Shore K-8, South Lake High School, and the Rainier Beach Playfield share the block just west of Rainier Ave. S. between S. Henderson and S. Cloverdale Streets, Dunlap Elementary is also directly adjacent to that shared block.



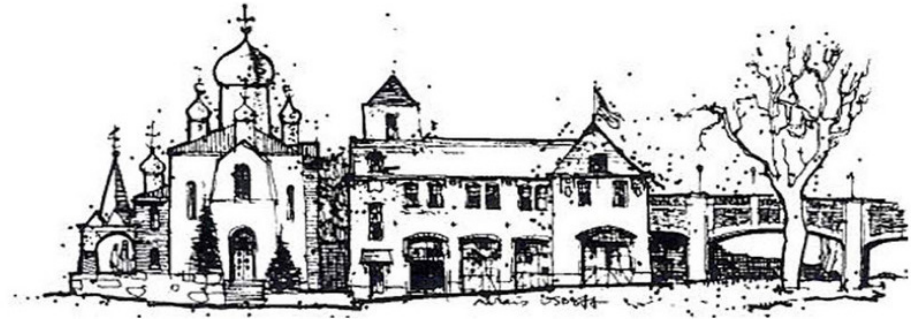
BUILDING HISTORY

- The land was purchased from the City of Seattle in 1958
- Fall of 1960 Southeast Seattle Junior/Senior High school opened doors to grades 7-12.
- By 1967 the school was overcrowded and staffed urged for the separation of junior and senior high school students.
- 1970 Junior high students were moved into portable on the site and later received their own permanent building off site known as South Shore.
- School changed named to Rainier Beach High School in 1972.
- Many innovative and experimental programs started and grew from Rainier Beach High School.



LANDMARK STATUS

This project was reviewed by the Seattle Landmarks Preservation Board, who determined NOT to designate the school as a historic landmark during a meeting on September 16, 2020.










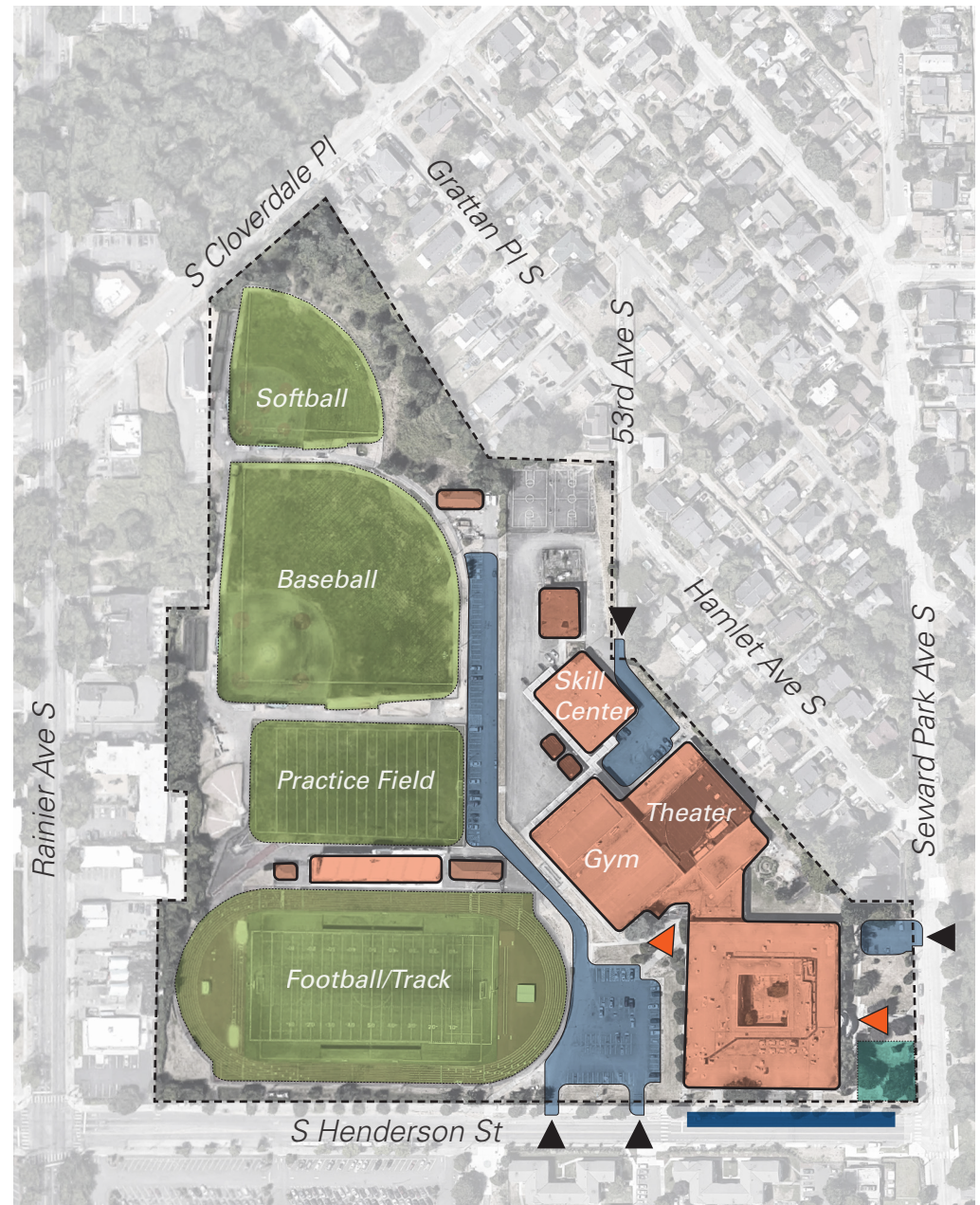
The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

EXISTING SITE ANALYSIS

-  Existing Sports Field
-  Existing Parking - 160 Stalls
-  Existing Building
-  Owned by Seattle Public Utilities
-  Existing Bus Loading
-  Vehicular Entrance
-  Building Entrance



EXISTING AND PROPOSED BUILDING



Proposed Building

Size: 291,000 SQ. FT.

Student Population: 1600



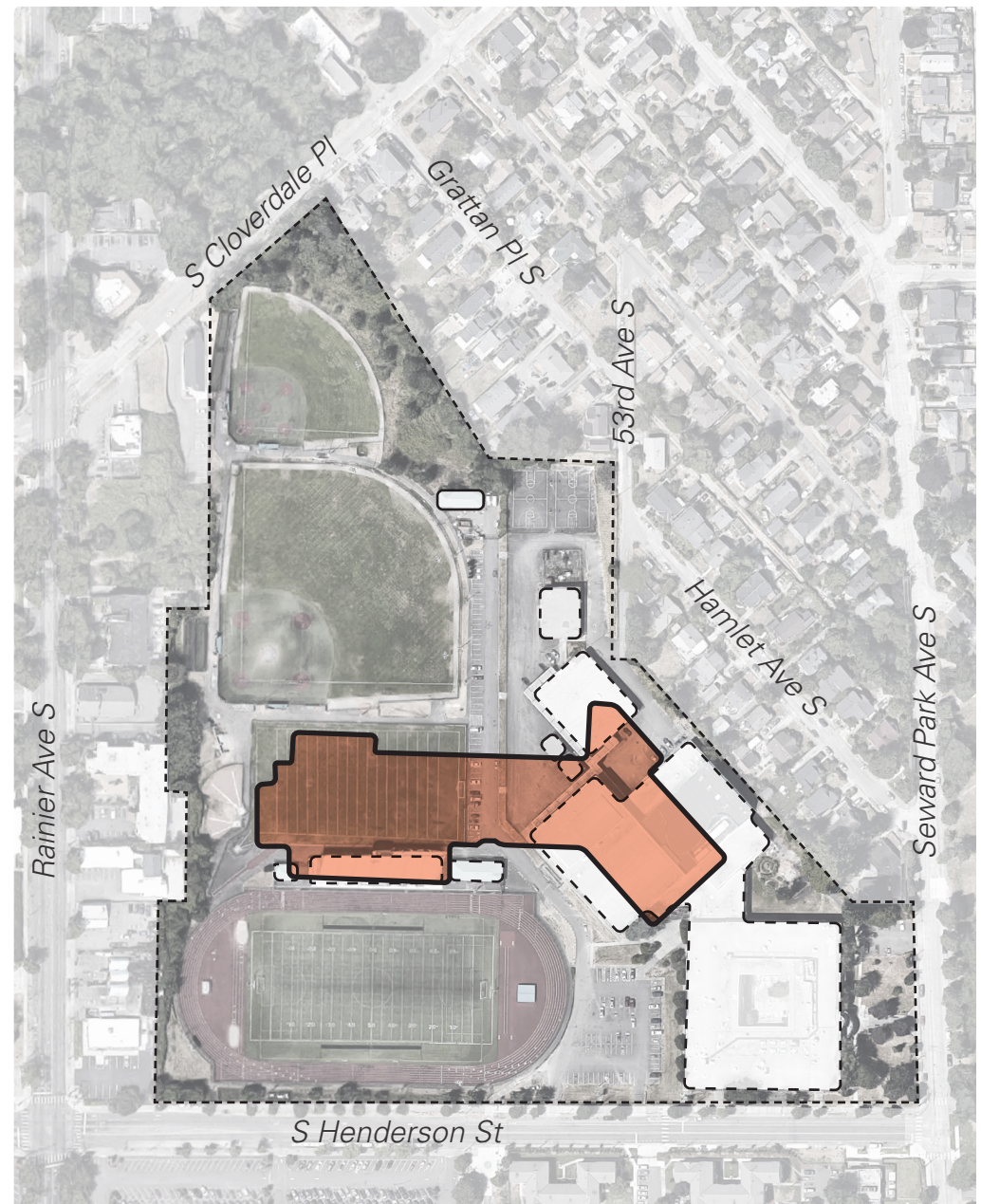
Existing Building to be Demolished

Size: 102,424 SQ. FT.

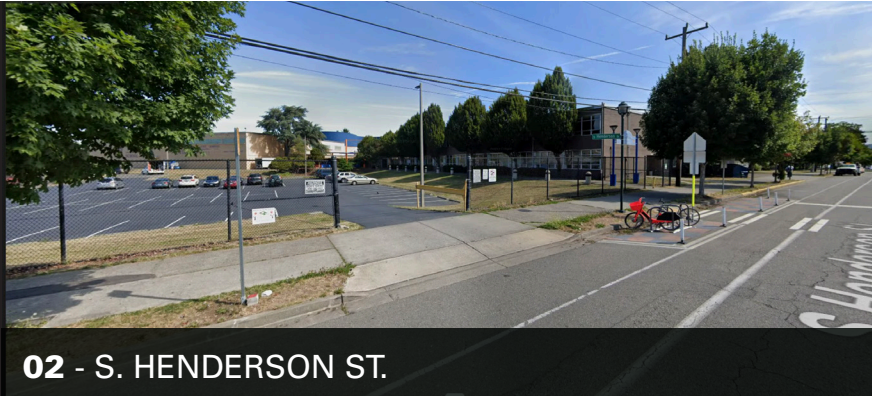
Student Population: 1200



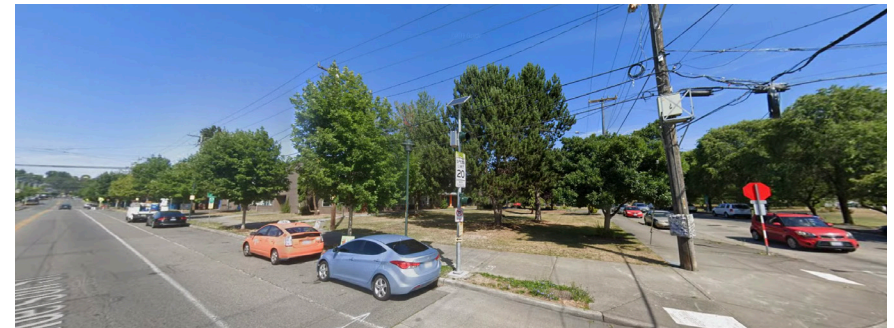
Existing Building to Remain



EXISTING CONDITIONS - STREET VIEWS



EXISTING CONDITIONS - STREET VIEWS



04 - S. HENDERSON ST. & SEWARD PARK AVE. S

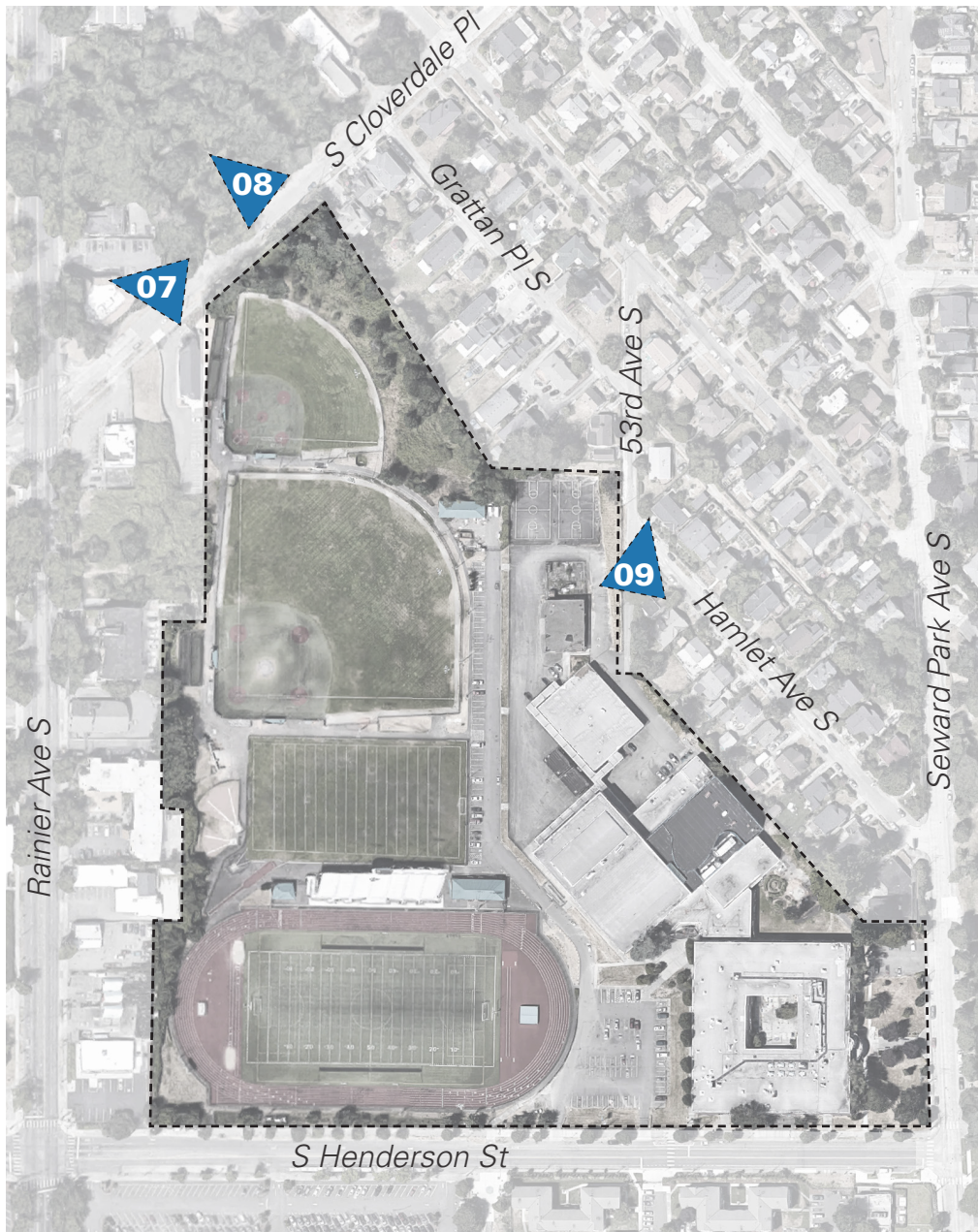


05 - SEWARD PARK AVE. S. LOOKING NORTH



06 - SEWARD PARK AVE. S. LOOKING SOUTH

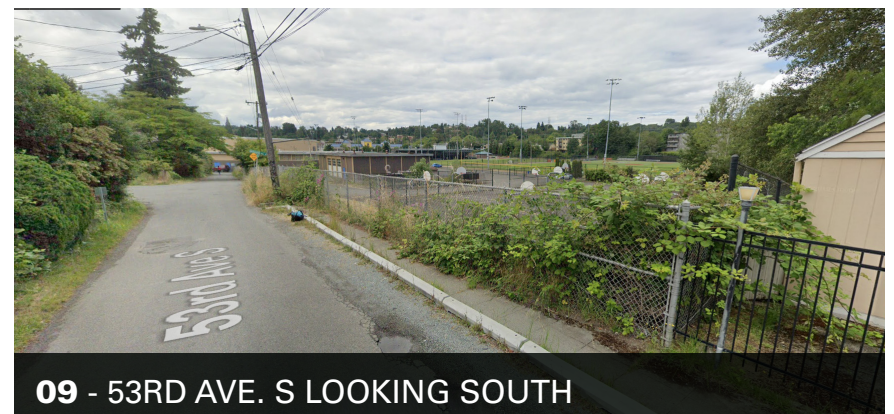
EXISTING CONDITIONS - STREET VIEWS



07 - S.CLOVERDALE PL. LOOKING EAST



08 - S. CLOVERDALE PL. LOOKING SOUTHEAST



09 - 53RD AVE. S LOOKING SOUTH

PROJECT OVERVIEW

Proposed Design

SDAT (SCHOOL DESIGN ADVISORY TEAM) PROCESS

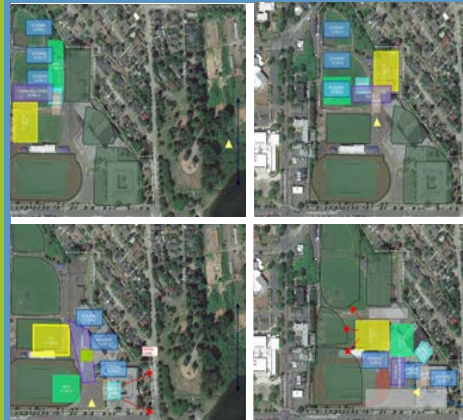
SPRING 2020



SDAT MEETING #1

- + Introduced Bassetti/Moody Nolan
- + Discussed Attributes of High Achieving Schools

SUMMER 2020



SDAT MEETING #3

- + Discussed site planning strategies and precedents

FALL 2020



SDAT MEETING #5

- + Explored the conceptual designs and their attributes

SPRING 2021



SDAT MEETING #7

- + Introduced Lydig
- + Exterior and Interior design update



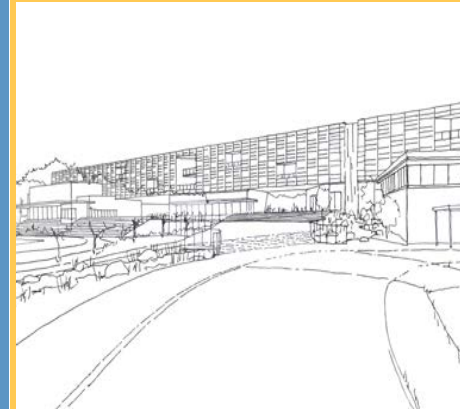
SDAT MEETING #2

- + Explored Academic Neighborhood components and precedents



SDAT MEETING #4

- + Introduced initial site and building design concepts



SDAT MEETING #6

- + Reviewed development of the consensus scheme



SDAT MEETING #8

- + Project Update
- + Interior Design

ATTRIBUTES/ GUIDING PRINCIPLES

Seattle Public Schools, Rainier Beach High School and the design team worked together to develop the following guiding principles to address the needs and goals of Rainier Beach High School. These principles were created during early design development sessions with the School Design Advisory Team (SDAT).

Learner Centered Design

- Design a school building that places student needs first.
- Provide opportunities for students to explore hypotheses and test ideas.
- Provide spaces for interdisciplinary learning and space for teacher collaboration.
- Provide flexibility to engage students' attention through creative learning activities and hands-on participation.
- Provide spaces to prominently display student work.
- Provide access and space for parents and community members to collaborate meaningfully as learning partners

Collaboration

- Provide spaces for everyone associated with the school to work collaboratively.
- Incorporate elements that emphasize purpose and each person's contribution to success.
- Make the vision and focus apparent in the building; shared by staff, students, parents, and the community.
- Provide spaces that promote group work and communication.
- Provide spaces for students to interact with each other, listen to peers, and have a voice in the operation of the school.
- Take ownership of the building and pride in its appearance; work actively to minimize graffiti and litter.

Safety

- The building provides spaces, inside and out, that belong to students and are safe.
- The building supports good passive supervision of common areas.



ATTRIBUTES/ GUIDING PRINCIPLES

Personalized Environment

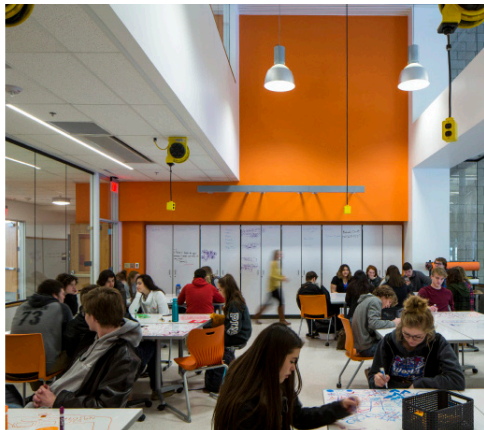
- Provide spaces for students to develop personalized relationships with adults.
- Provide spaces for students to work and socialize with peers.
- Encourage feelings of safety and trust.
- Provide spaces for individualized support services for students, including mental, physical, social, and academic support.
- Enable small learning communities to operate within the school.
- Provide appropriate spaces to support a wide range of academic subjects and learning opportunities.

Program Adaptability

- Provide flexible spaces to offer a wide variety of interdisciplinary educational programs.
- Incorporate technology to support programs that help personalize education and maximize student learning.
- Provide spaces to support multiple instructional strategies and program delivery models: individualized instruction, small and large group learning, and independent learning.
- Enable learning in a variety of sizes and spaces.
- Provide spaces to support a range of formats for students to demonstrate their knowledge: exhibitions, projects, portfolios, etc

Aesthetics

- Art is boldly displayed throughout the campus.
- The building conveys a sense of high expectations preparing students for career and/or college



ATTRIBUTES/ GUIDING PRINCIPLES

Sustainability








The site accommodates opportunities for hands-on connections to nature (community garden, etc.)
The building has strong interior/exterior connections.
The building incorporates biophilic elements.
The project includes great exterior spaces that offer connections to nature for students, staff, and community.
The building finishes and colors feel natural and support learning.

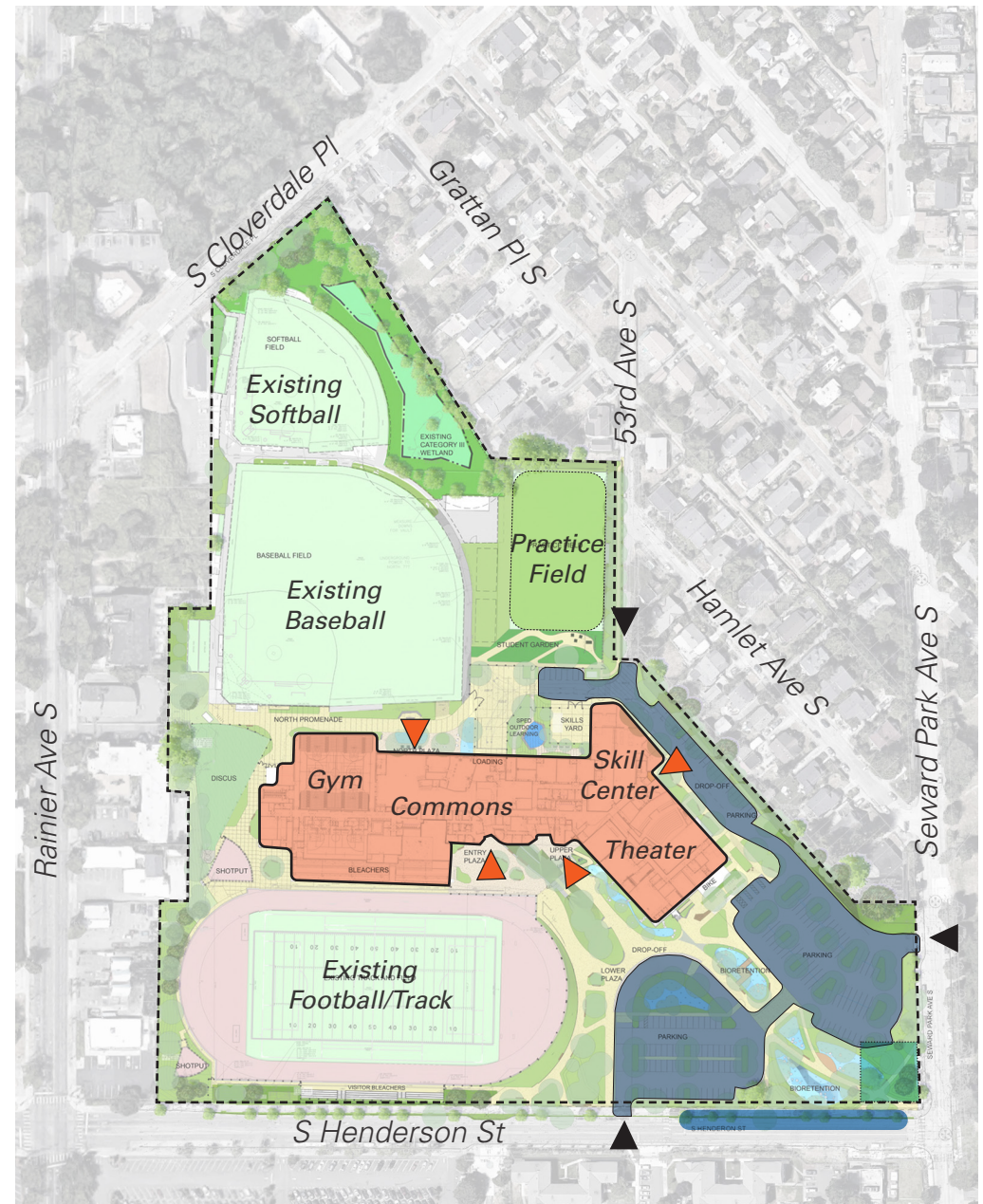
Community Connections

The building reflects the community and engenders pride.
The campus sets collegiate/career expectations and prepares students to be comfortable in those settings.






PROPOSED SITE PLAN

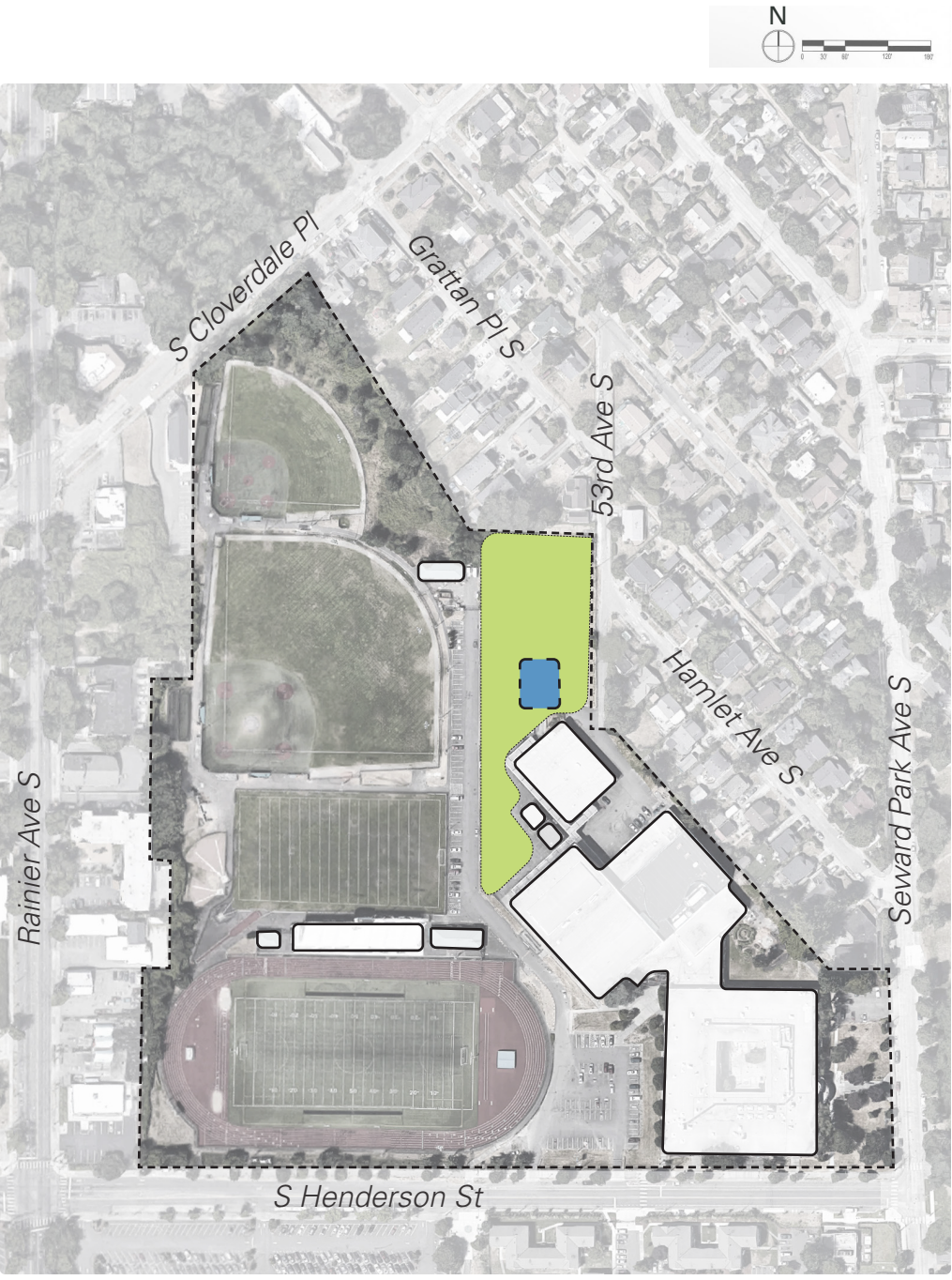
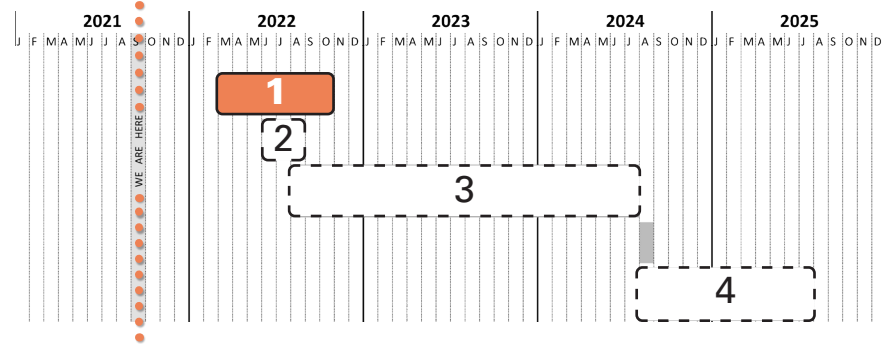
-  Sports Field
-  Parking / Drive Aisle - 189 Stalls
-  Building
-  Leased from Seattle Public Utilities
-  Existing Bus Loading to Remain
-  Vehicular Entrance
-  Building Entrance



PHASE 1: NORTHSIDE GEOTHERMAL WELLS

-  Existing Building to be Demolished
Autoshop
-  Sitework
Boring for Geothermal Wells
-  Existing Building to Remain

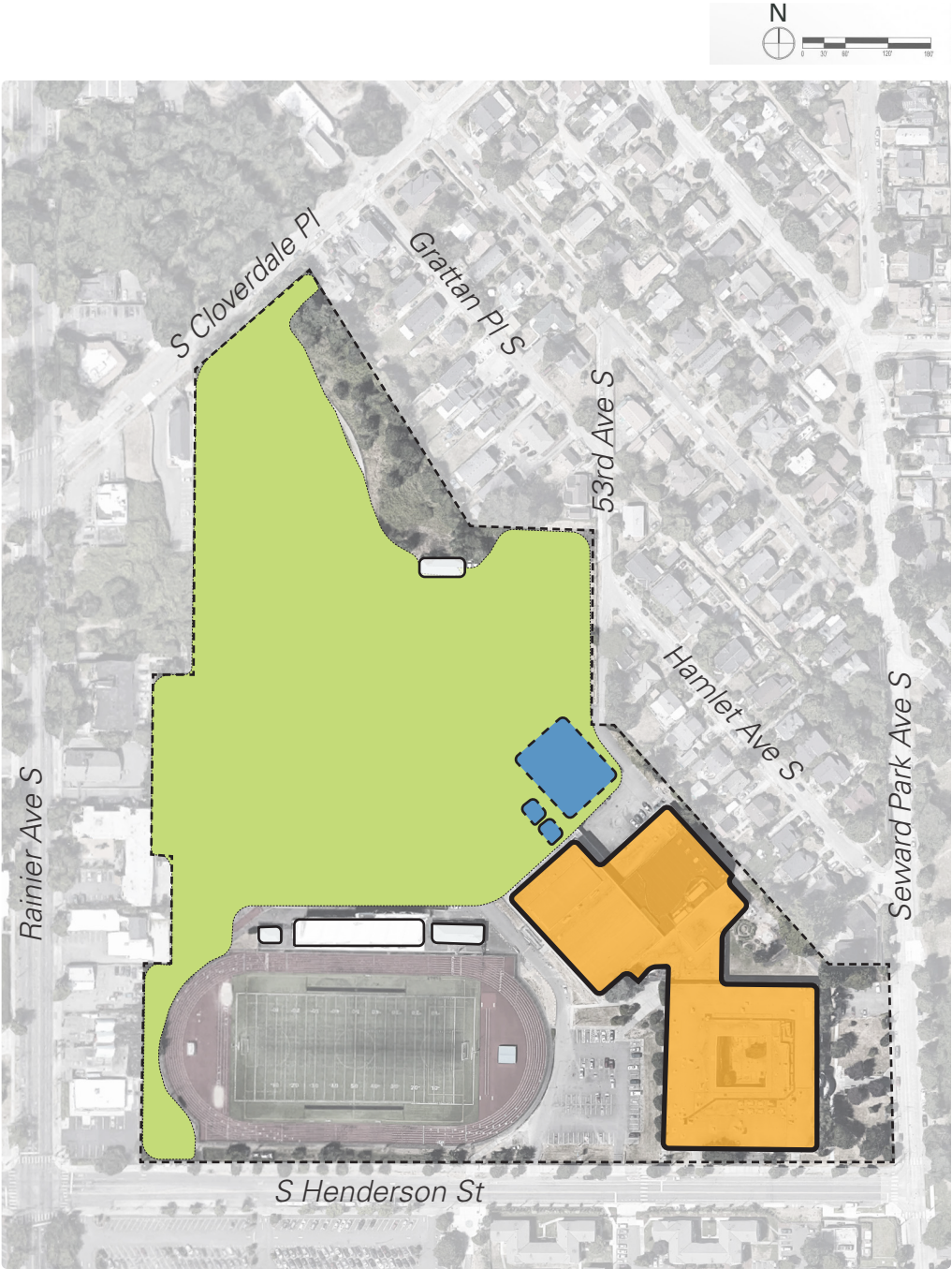
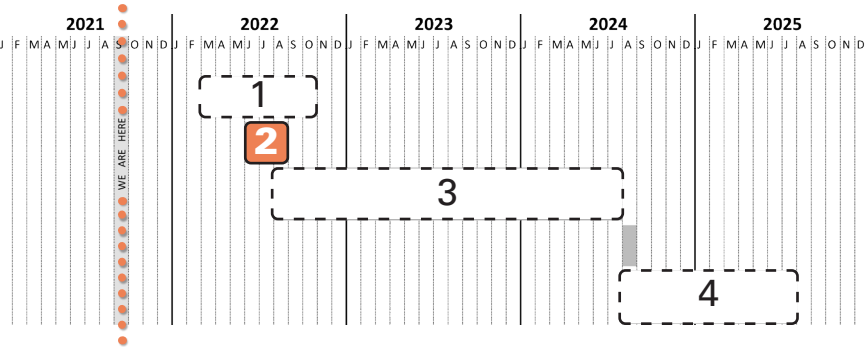
Construction Schedule Spring-Fall 2022




PHASE 2: DEMO + MODIFY EXISTING BUILDING


- Existing Building to be Demolished
Skill Center
Portables
- Sitework
Boring for Geothermal Wells
Grading
Utility Work
- Existing Building Improvement
Temp Locker Rooms
Add Classrooms
Relocated Janitorial and Receiving
- Existing Building to Remain


Construction Schedule Summer 2022




PHASE 3: CONSTRUCT WEST PORTION OF NEW SCHOOL

- 

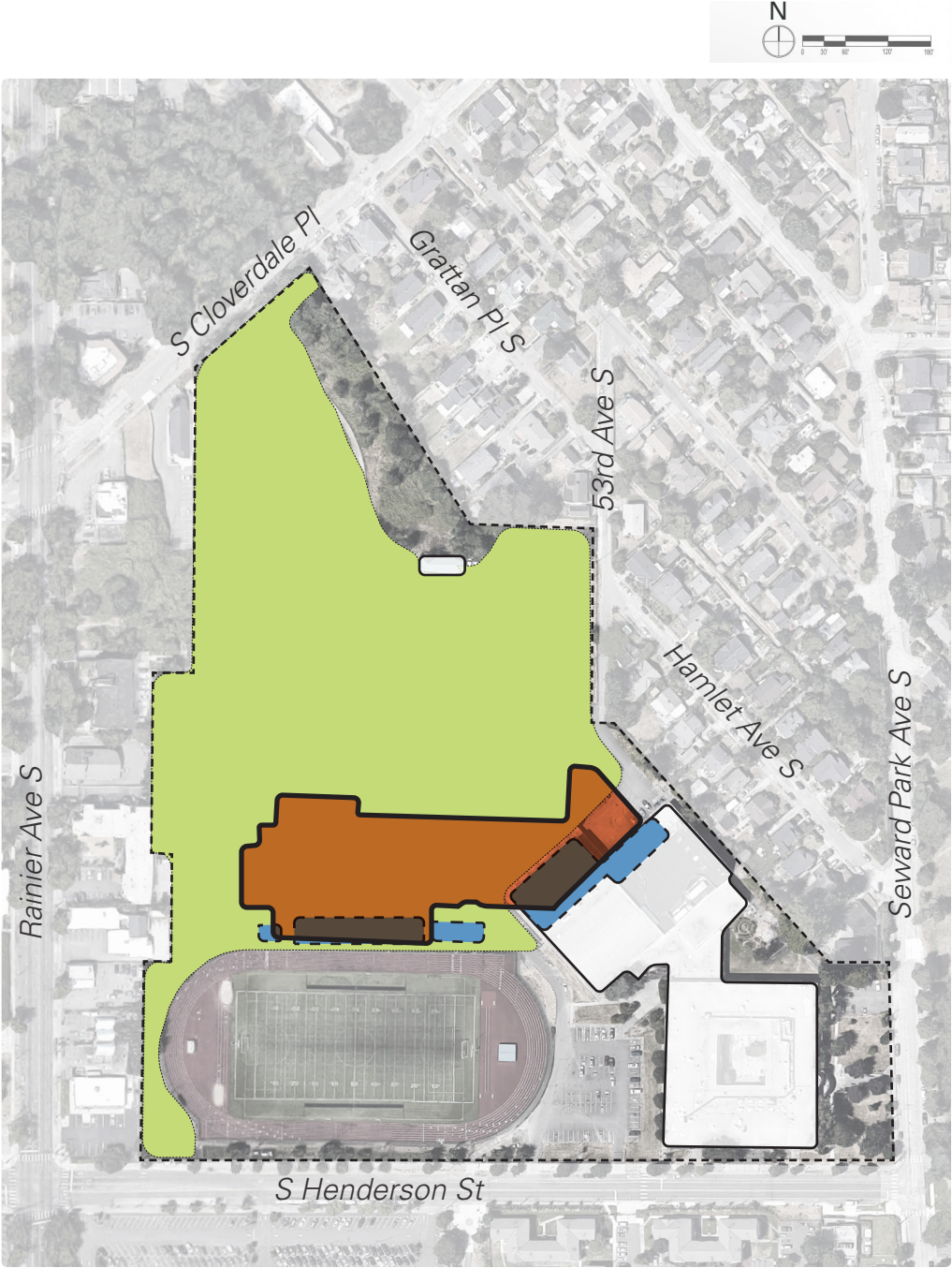
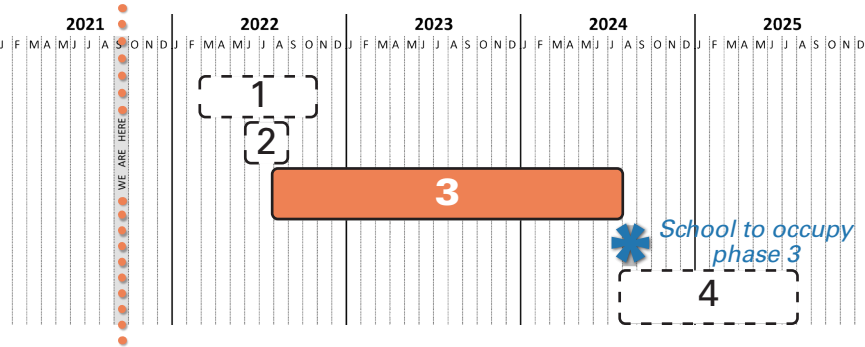
Existing Building to be Demolished
Bleachers
Athletic out-buildings
Locker Rooms
- 

Sitework
Grading
Utility Work
- 


New Building Construction
West Portion of New School Occupied
in Fall of 2024
- 


Existing Building to Remain


Construction Schedule Summer 2022 - Summer 2024




PHASE 4: CONSTRUCT THEATER AND COMPLETE SITE

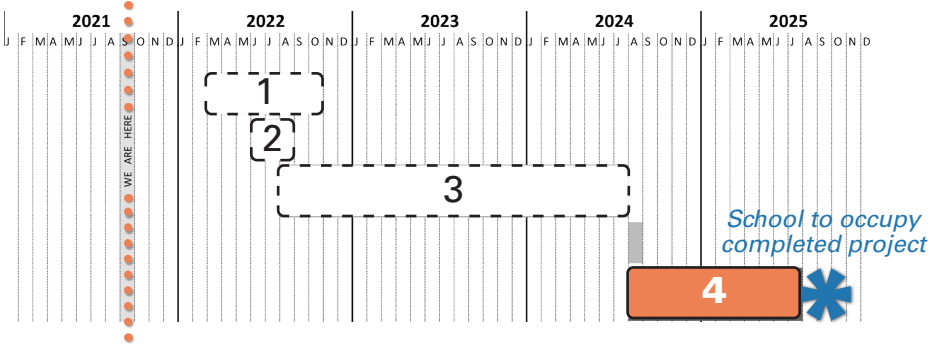
 Existing Building to be Demolished
Existing Gym
Existing Theater
Existing School

 Sitework
Practice Field
Parking Lots
Main Entrance Path

 New Building Construction
Theater



 New Building to Remain

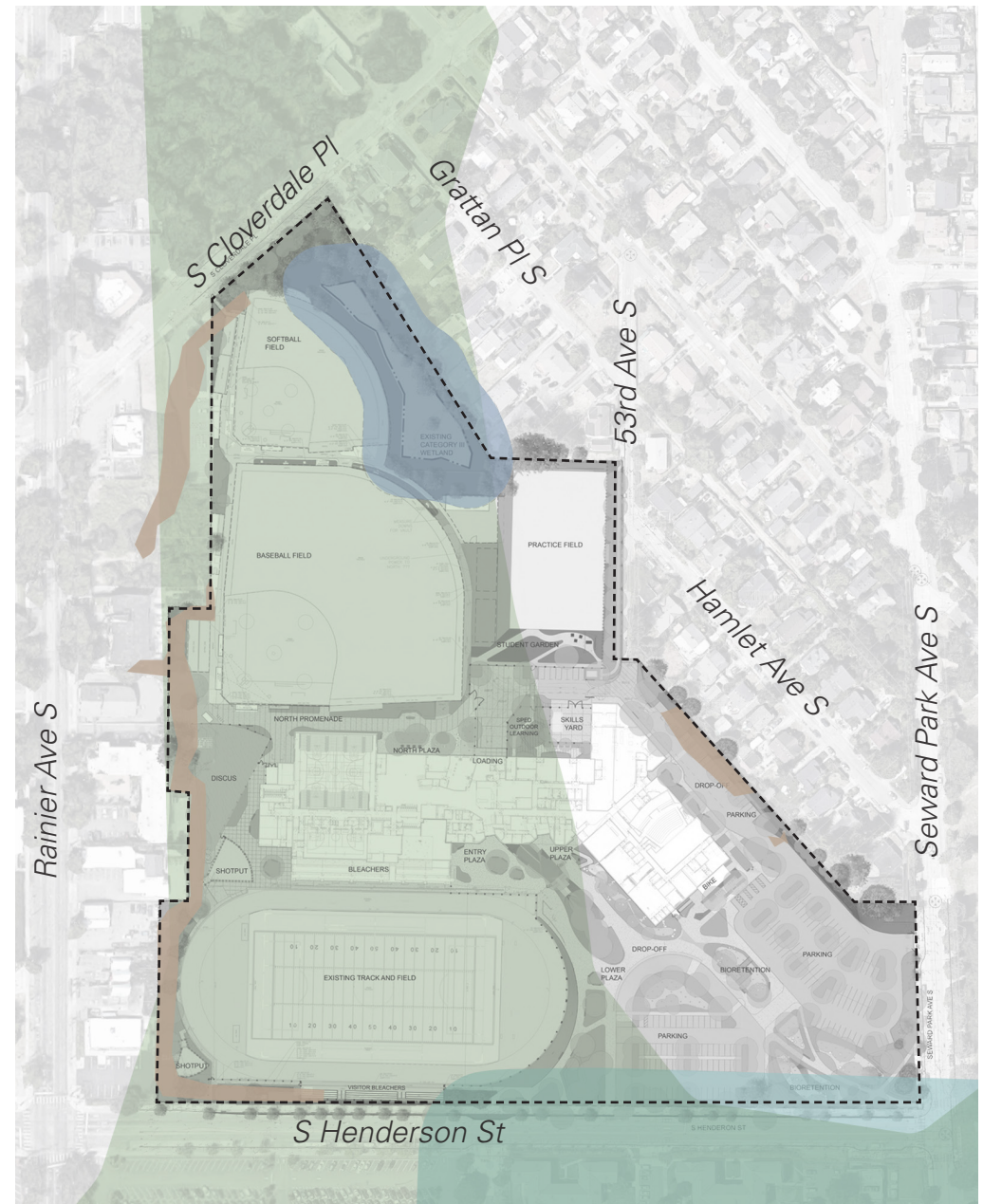
Construction Schedule Summer 2024 - Summer 2025



BACKGROUND INFORMATION - ENVIRONMENTALLY CRITICAL AREAS




(SMC 25.09.012)

- 
Steep Slope
 Existing steep slopes are engineered slopes from original construction
- 
Wetland + Wetland Buffer
 Existing wetland to remain. Propose removal of invasive plant species
- 
Riparian Corridor
 Underground, no impact to the proposed site plan
- 
Liquefaction Prone Area
 Aggregate piers are proposed beneath new building slab.
- 
Site is Classified as a Peat Settlement Prone Area



BACKGROUND INFORMATION - TREES

(SMC 25.11.070)

-  Trees to be Planted
-  Trees to be Removed
-  Exceptional Trees to be Removed

Existing Conditions:

Trees: 289

*Exceptional Trees: 36 per director's rule

Proposed Conditions:

Trees to be removed: 36

4 of 36 trees to be removed are exceptional

(2) Conflict with building & grading

(2) High Risk (see below)

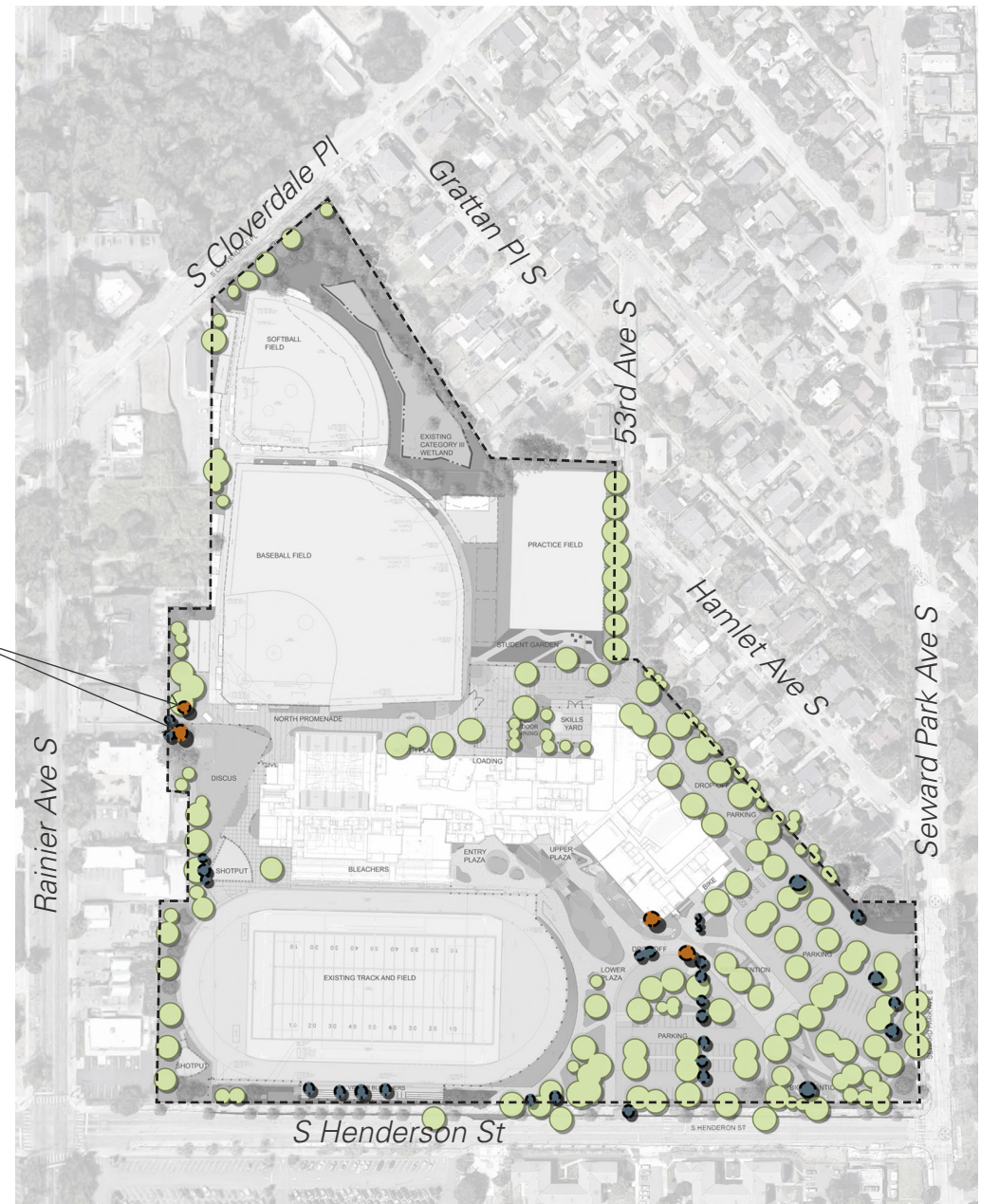
Trees to be added: 150+

Arborist Report for High Risk Trees to be Removed:

#193 High risk- large cavity at base compromising approx. 35% of trunk circumference, thin shell of reaction wood keeping tree alive, not much holding strength in lower trunk given height and leverage of the whole tree, estimate 80% of trunk diameter is decayed at base, live reaction wood "ribs" present, codominant at five feet with shorter west stem completely dead.

#196 High risk- tearout in trunk from 18" stem that previously failed to northeast, substantial cavity decay at tearout, basal cavity, stem to east has dead parts to 12" and big tearout some years ago, both remaining stems have decay, west stem targets cars in lot and potentially building north of apartment complex, remove west stem at minimum, consider angging entire tree, all 3 stems are structurally compromised by the central cavity extending down to base of tree.

* Exceptional Tree: per DR 16-2008, is a tree that is designated as a heritage tree by the City of Seattle; or is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, age, and/or contribution as part of a grove of trees.



PROJECT OVERVIEW

Experientials

EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW



EXISTING VIEW FROM S. HENDERSON ST.



PROPOSED VIEW FROM S. HENDERSON ST.



- New Gym and bleachers on the left
- Classrooms and flexible learning spaces on the 3rd and 4th floor
- New theater / performing arts wing on the right

EXISTING VIEW FROM CORNER OF S. HENDERSON ST. & SEWARD PARK AVE. S.



PROPOSED VIEW FROM CORNER OF S. HENDERSON ST. & SEWARD PARK AVE. S.



- New Gym and bleachers on the left
- Classrooms and flexible learning spaces on the 3rd and 4th floor
- New theater / performing arts wing on the right

PROJECT OVERVIEW

REQUESTED DEPARTURES




DEPARTURES OVERVIEW

- Departure 1: Building Height** (*SMC 23.51B.002 D 1b and c*)
 The land use code allows a secondary school height of 35'. SPS proposes a 60' height limit for a 25' height departure.
- Departure 2: Bus Load and Unload** (*SMC 23.51B.002 I 4*)
 The land use code requires bus loading and unloading to be on the school site. SPS proposes to keep bus loading and unloading offsite in the existing location.
- Departure 3: Message Board Sign** (*SMC 23.55.022.B*)
 The land use code allows one electric, double-faced sign. SPS proposes one double-sided, electric changing image message board sign.
- Departure 4: Structures in Setbacks** (*SMC 23.45.518 I 7*)
 The land use code allows fences up to 6 feet in height in a required setback. SPS proposes an 8 foot fence along South Cloverdale Place for a 2 foot departure.
- Departure 5: Structures in Setbacks** (*SMC 23.45.518 I 8*)
 The land use code allows retaining walls up to 6 feet in height in a required setback. SPS proposes a retaining wall in the northeast diagonal property line setback a portion of which will be 9 feet for a 3 foot departure.



DEPARTURE 1- BUILDING HEIGHT

(SMC 23.51B.002 D. 1.b & c)

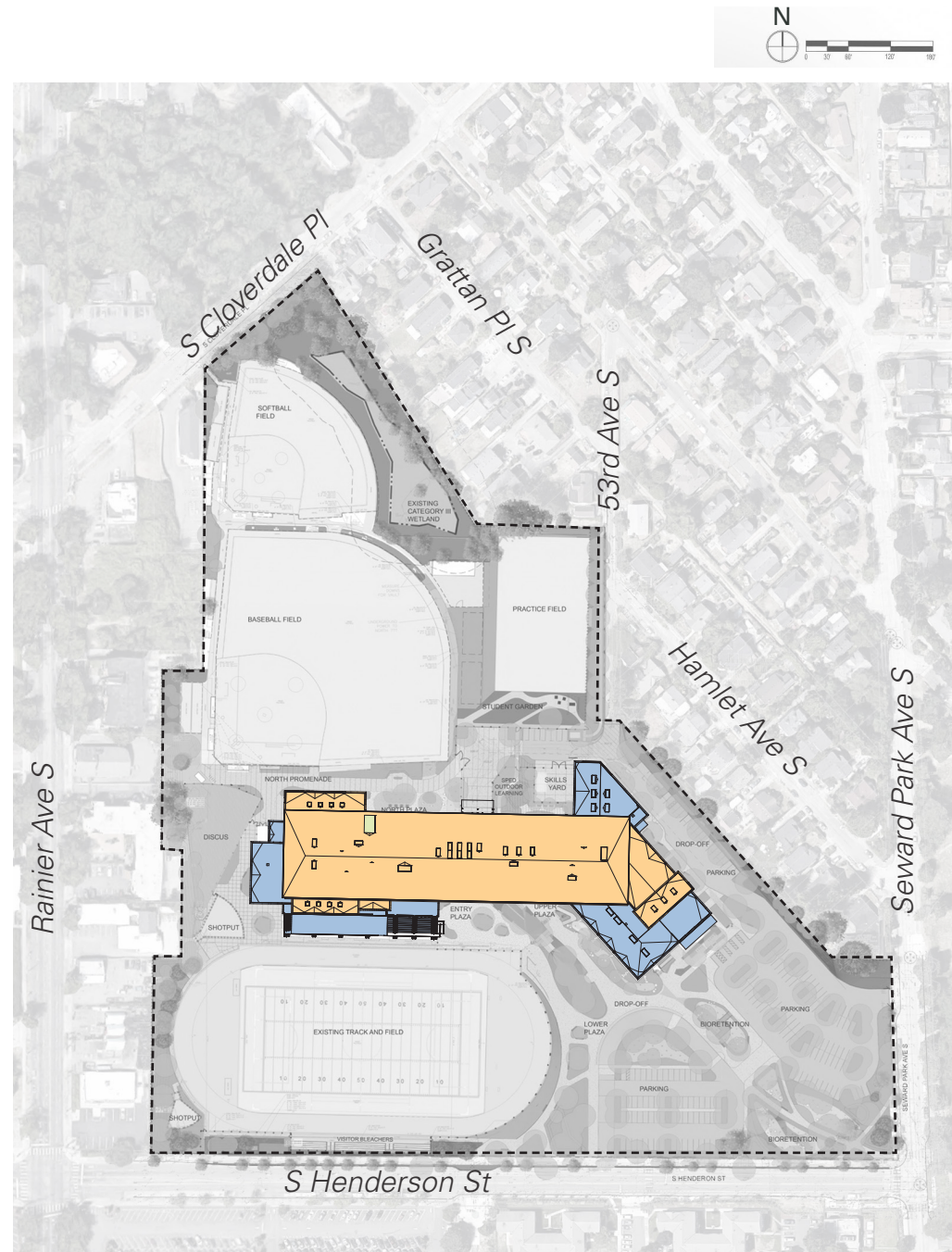
-  Portion of Building Over 35' (Departure)
-  Portion of Building Under 35'
-  Rooftop Feature Exemption
(SMC 23.51B.002.D.5 & SMC 23.44.012.C.5 a)

Allowed Building Height: 35 feet
(23.51B.002.D.1 b)

Proposed Building Height: 60 feet (maximum
departure allowed per SMC 23.51.B.002.D 3)




A 35' building height would only allow a two story building; effectively doubling the amount of required space on site. This would necessitate the removal of play fields and/or parking. This would be detrimental to both the functioning of the school and the play fields as a public amenity.

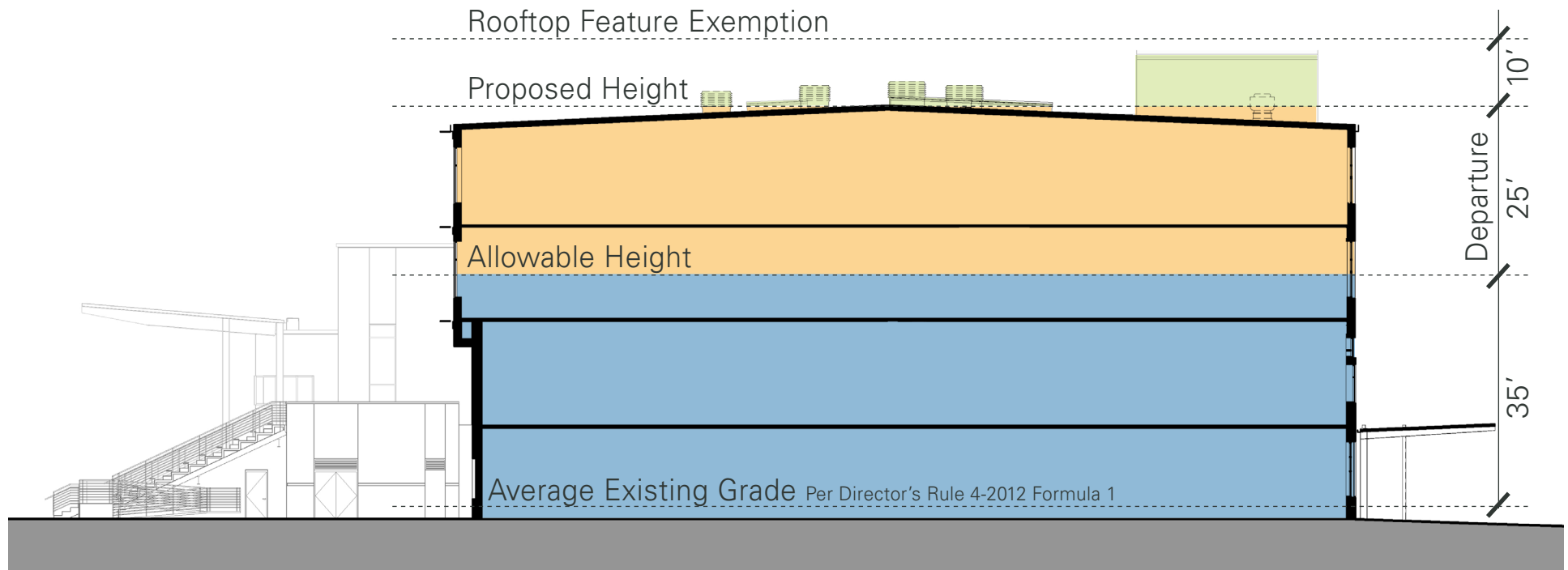
Proposed Departure: 25' to allow a 4 story building.



DEPARTURE 1- BUILDING HEIGHT




(SMC 23.51B.002 D. 1.b & c)

-  Portion of Building Over 35' (Departure)
-  Portion of Building Under 35'
-  Rooftop Feature Exemption Between 60' and 70'
(SMC 23.51B.002.D.5 & SMC 23.44.012.C.5 a)



DEPARTURE 2- BUS LOADING/UNLOADING

SMC 23.51B.002 I. 4. a & b & c

-  Bus loading zone for students with special needs
-  Public transit stops to remain
-  Existing school bus loading zone proposed to remain (Departure)

Existing Bus Loading Zone: On S. Henderson St.

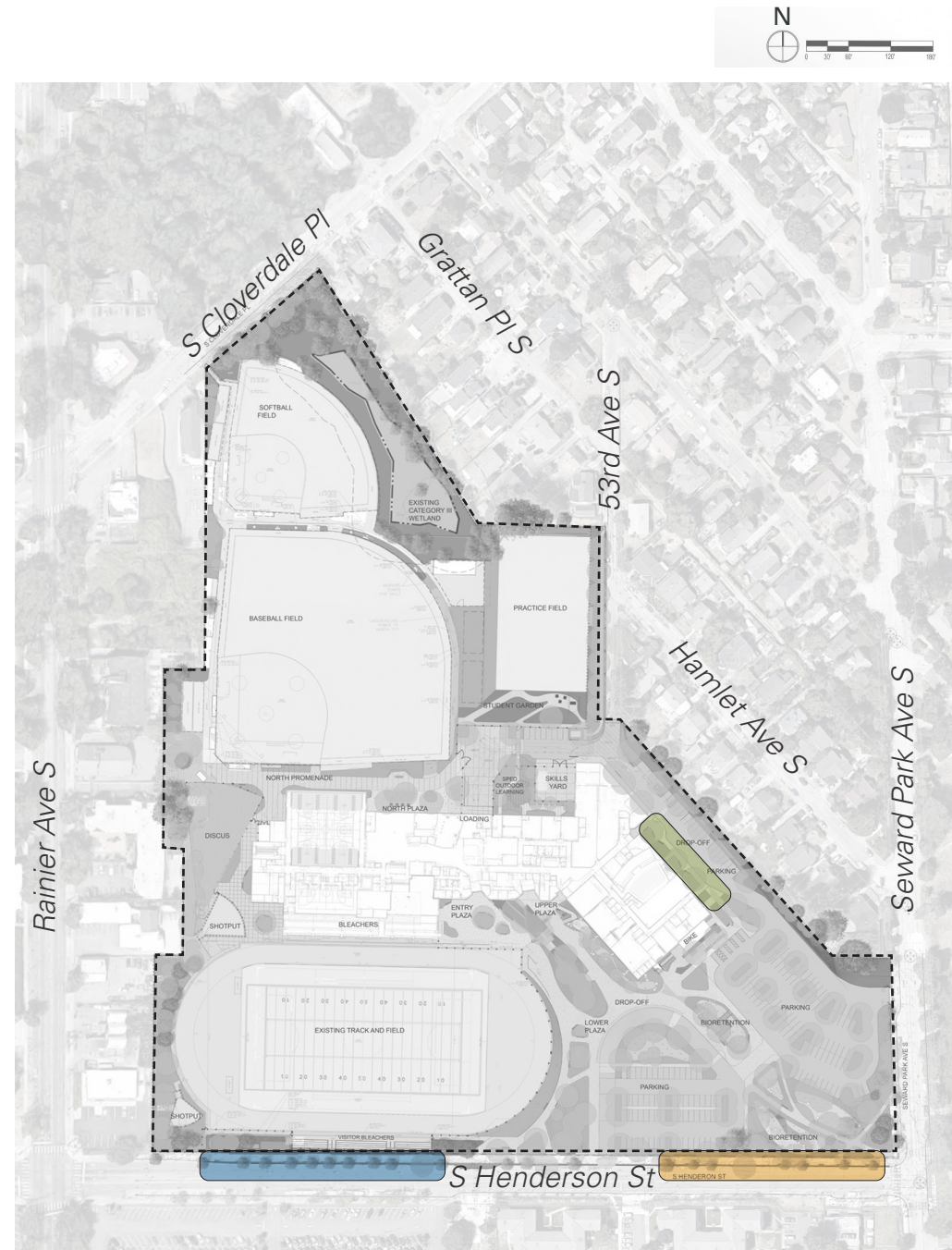
Allowed: (SMC 23.51B.002 I) Bus and Truck Loading and Unloading.

4. When a public school is remodeled or rebuilt at the same site, an existing on-street bus loading area is allowed if the following conditions are met:

- a. The school site is not proposed to be expanded;
- b. The student capacity of the school is not being expanded by more than 25 percent; and
- c. The location of the current on-street bus loading remains the same.

Existing Student capacity - 1,200
Proposed Student Capacity - 1,600 (33% Increase)

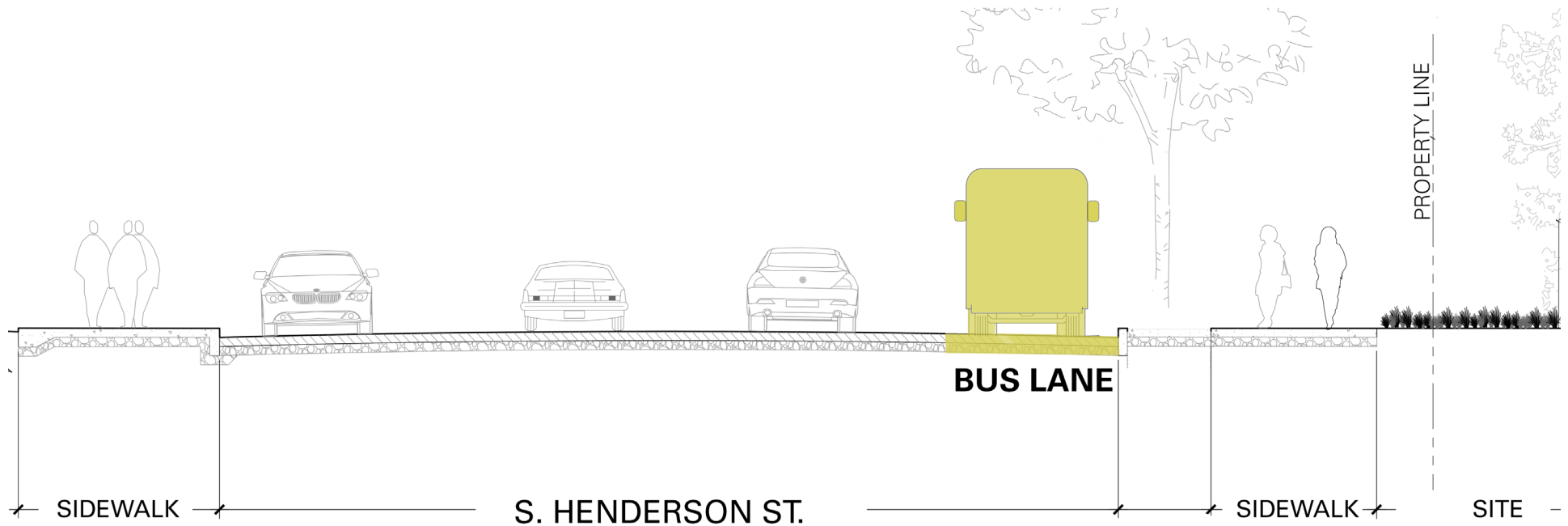
Departure Request: Maintain existing on-street bus loading on S. Henderson St.



DEPARTURE 2- BUS LOADING ZONE DIAGRAM

SMC 23.51B.002 I. 4. a & b & c

Student population uses public transit as primary transportation. Public Bus stops along S. Henderson St. for student access. Bus routes are not expected to increase as a result of population increase. Transportation for students with special needs to be on site.



Proposed bus lane is 500+ ft. In length allowing up to 5 buses to use the loading zone. The lane also acts as additional parking for after hour events.

DEPARTURE 3 - MESSAGE BOARD SIGN

(SMC 23.55.022.B)



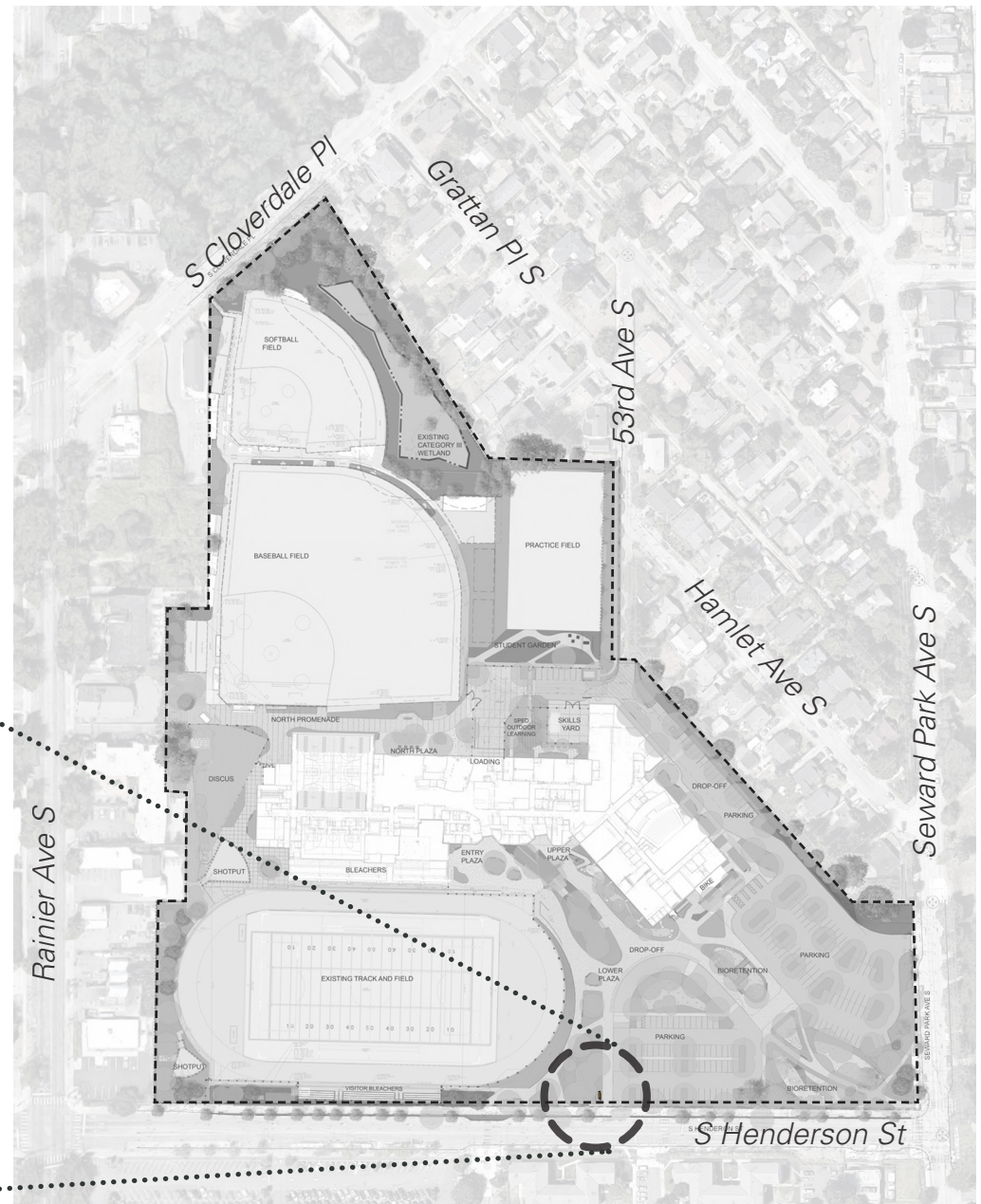
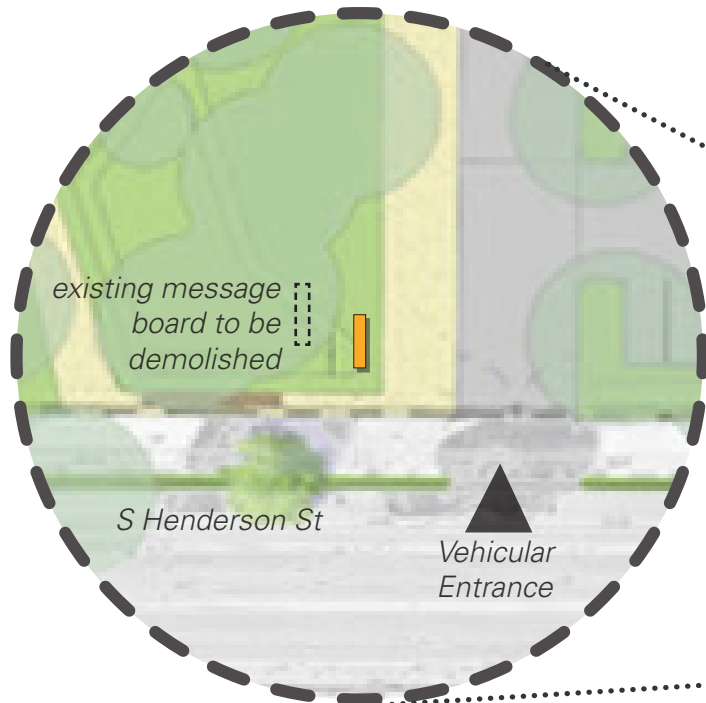
Electronic Message Board

Allowed: One electric, double-faced sign.
Message board signs not allowed.

Existing: One pole mounted double-sided,
electric changing sign on S. Henderson St.

Proposed: One double-sided, electric changing
image message board sign on S. Henderson St.

**Departure Request: To replace existing sign
and allow changing image electronic sign**

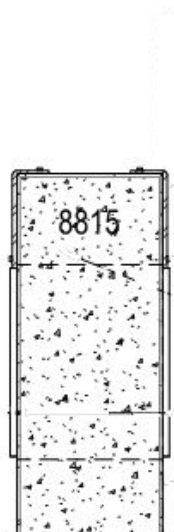


DEPARTURE 3 - MESSAGE BOARD SIGN

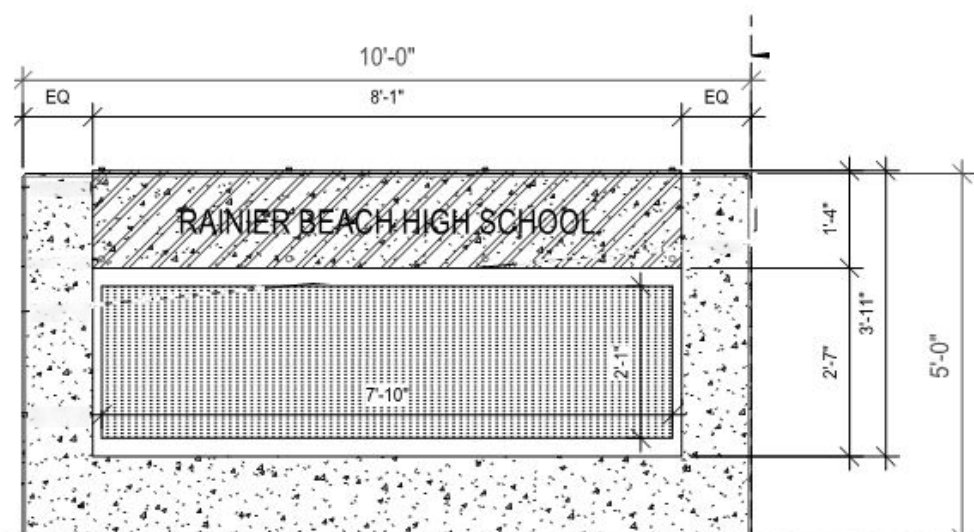
(SMC 23.55.022.B)

Proposed Sign:

- Single Color Letters
- No Tumbling Images
- No Flashing
- No Scrolling
- No Video Display



North and South Elevation



East and West Elevation

DEPARTURE 4: STRUCTURES (FENCES) IN SETBACKS

(SMC 23.45.518 I 7)

Proposed 8' Fence in Setback

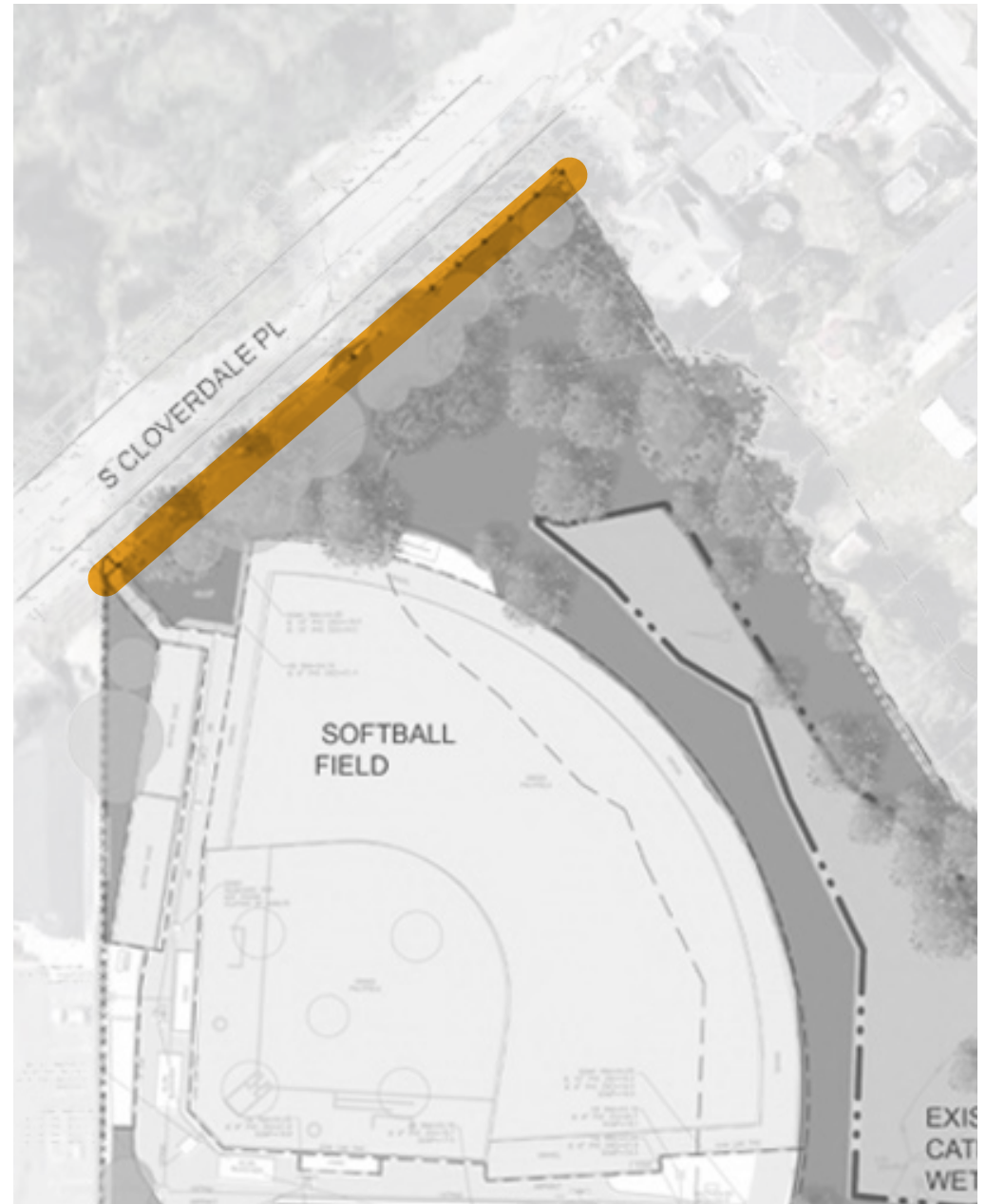
Allowed: Fences up to 6 feet in height in a required setback.

Existing Fence: Various height fences along perimeter

Proposed Fence: Replace the existing fence with a new 8 ft. fence along S. Cloverdale Pl.





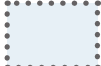
SPS has requested a 8 ft. fence along S. Cloverdale Pl. for security and safety concerns

Departure Request: 2 ft. over the 6 ft. maximum height for fences



DEPARTURE 5: STRUCTURES (RETAINING WALL) IN SETBACKS

(SMC 23.45.518 / 8)

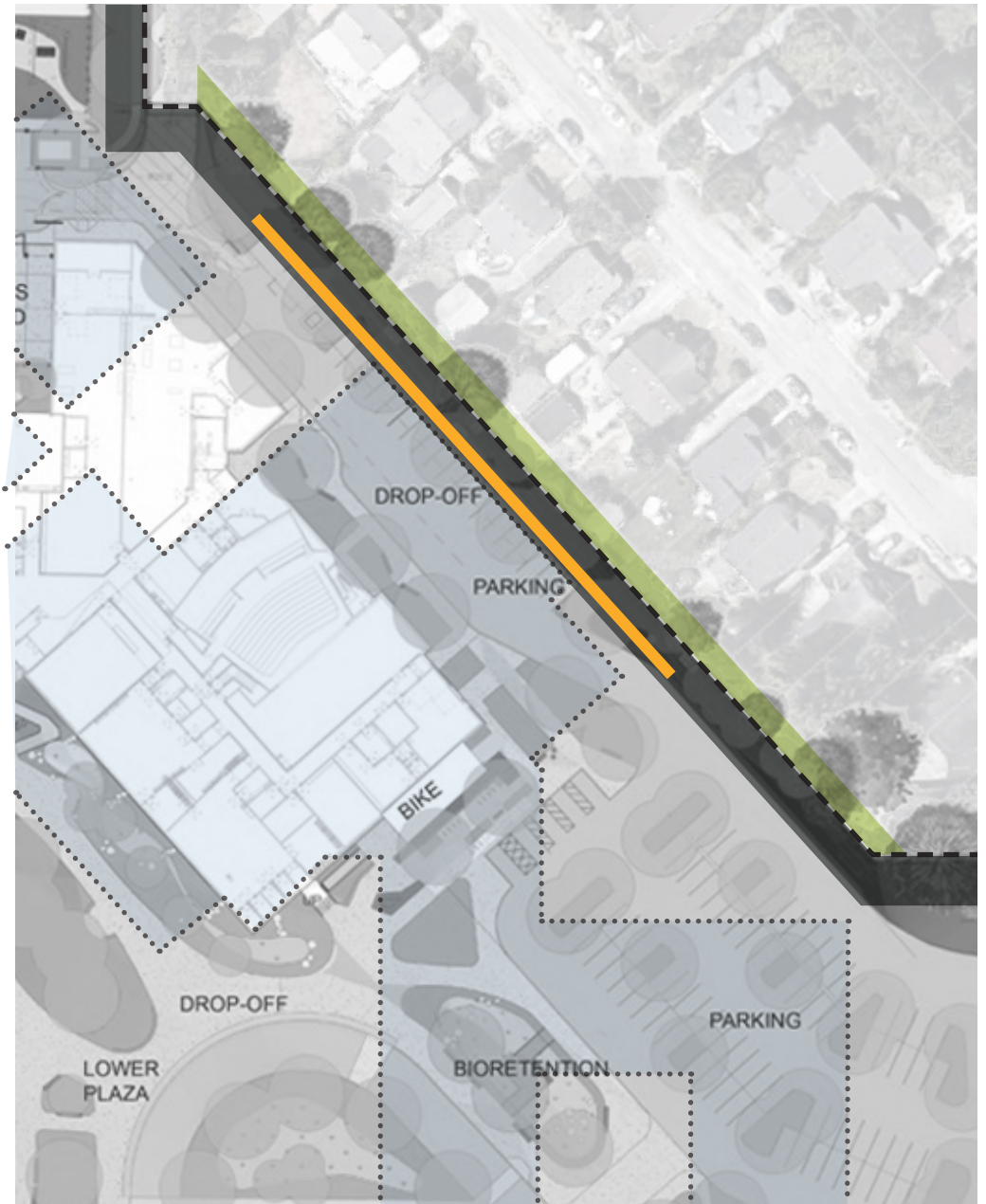
-  Retaining Wall over 6' in Height
-  Property Line
-  20' Setback
-  12' Unimproved Alley Right of Way
-  Existing Buildings to be Demolished

Allowed: Retaining walls up to 6 feet in height in a required setback.

Existing: School Theater within setback

Proposed: New retaining wall up to 9 ft.

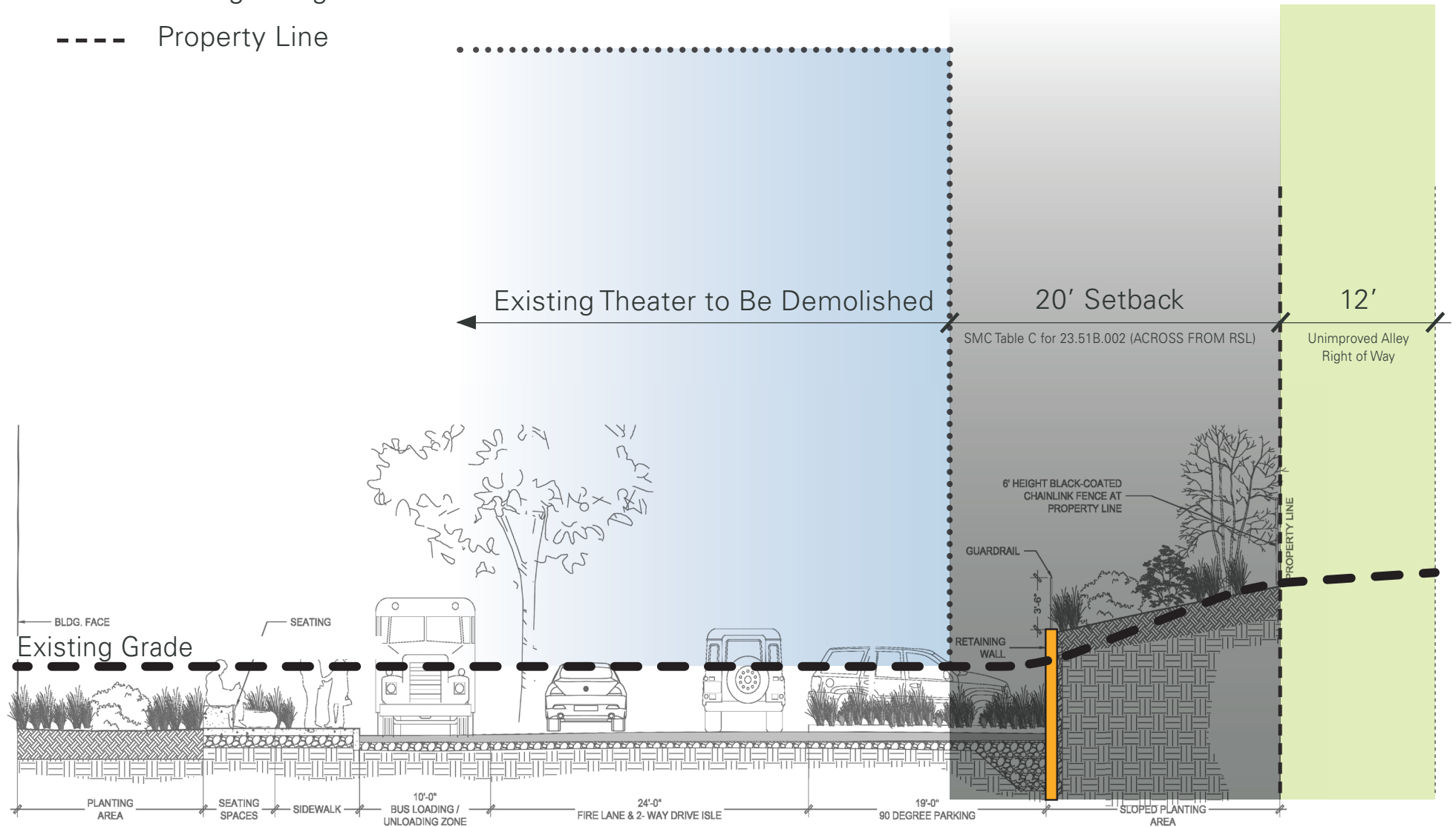
Departure Request: 3 ft. over the allowable 6 ft. height maximum for retaining walls



DEPARTURE 5: STRUCTURES (RETAINING WALL) IN SETBACKS

(SMC 23.45.518 / 8)

- Proposed Retaining Wall
Max Height - 9'
Average Height - 7.63'
- Property Line



DEPARTURE SUMMARY

DEPARTURES OVERVIEW

- Departure 1: Building Height** (*SMC 23.51B.002 D 1b and c*)
 The land use code allows a secondary school height of 35'. SPS proposes a 60' height limit for a 25' height departure.
- Departure 2: Bus Load and Unload** (*SMC 23.51B.002 I 4*)
 The land use code requires bus loading and unloading to be on the school site. SPS proposes to keep bus loading and unloading offsite in the existing location.
- Departure 3: Message Board Sign** (*SMC 23.55.022.B*)
 The land use code allows one electric, double-faced sign. SPS proposes one double-sided, electric changing image message board sign.
- Departure 4: Structures in Setbacks** (*SMC 23.45.518 I 7*)
 The land use code allows fences up to 6 feet in height in a required setback. SPS proposes an 8 foot fence along South Cloverdale Place for a 2 foot departure.
- Departure 5: Structures in Setbacks** (*SMC 23.45.518 I 8*)
 The land use code allows retaining walls up to 6 feet in height in a required setback. SPS proposes a retaining wall in the northeast diagonal property line setback a portion of which will be 9 feet for a 3 foot departure.



Thank you for taking the time to review our presentation!

We welcome your input. Please submit your comments on the requested departures, including any mitigation measures or conditions of approval by **November 5, 2021** to:

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RAINIER BEACH HIGH SCHOOL DEPARTURES PRESENTATION



THANK YOU